



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
SOUTHEAST MICHIGAN DISTRICT OFFICE



STEVEN E. CHESTER
DIRECTOR

March 23, 2004

CERTIFIED MAIL - 7002 1000 0005 6231 3789



Mr. Steve Jacob
110 Ellen Drive, LLC
1 Ajax Drive, Suite 102
Madison Heights, Michigan 48071

Dear Mr. Jacob:

SUBJECT: Notice Letter for the Performance of Due Care Obligations
Former Sanicem Landfill
Lapeer and Bald Mountain Roads, City of Auburn Hills/Orion Township
Oakland County, Michigan
DEQ Site ID No. 63000060

This Notice Letter is to advise 110 Ellen Drive, LLC of conditions that are present at the property located at 110 Ellen Drive, Orion Township, Oakland County, Michigan, property (Property) and that are regulated under Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA).

The Department of Environmental Quality (DEQ) has been conducting an emergency environmental investigation due to conditions present at the former Sanicem Landfill located south of the property located at 110 Ellen Drive. These conditions include, but are not limited to, the presence of methane gas at levels which pose an imminent threat to the public health, safety, welfare and the environment. Drilling performed by the DEQ contractor from March 8 through March 12, 2004 identified waste fill along the southern Property boundary. The waste content of these borings ranged from 25 to 100 percent at depths from 16 to 50 feet. In addition to the waste encountered during the DEQ investigations, additional data has been provided to the DEQ by Fishbeck, Thompson, Carr and Huber, Inc. (FTC&H), Environmental Consultant for Brown Road Group, LLC, the current property owner of the Sanicem Landfill. The data provided by FTC&H also provides evidence of waste present in borings conducted just south of the existing building on the Property.

The investigations and information described above confirm that areas of the Property contained a hazardous substance in concentrations that exceed the requirements of Section 20120a(1)(a) or (17) of the NREPA or the cleanup criteria for unrestricted residential use under Part 213, Leaking Underground Storage Tanks, of the NREPA.

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Any area of the Property where a hazardous substance, in concentrations that exceed these requirements or criteria, has been released, deposited or disposed of, or otherwise comes to be located; and any other area, place, or property where a hazardous substance, in concentrations that exceed these requirements or criteria, comes to be located as a result of the migration of the hazardous substance from the Property (collectively, the Facility), constitutes a "facility" that is regulated under Part 201.

Pursuant to Section 20107a of the NREPA; Part 10, Compliance with Section 20107a, of the Part 201 Administrative Rules (Part 201 Rules); and other State of Michigan (state) and federal laws, a person¹ who owns or operates property that he or she has knowledge is a facility is required to undertake due care with respect to any hazardous substances at the facility.

The DEQ believes that 110 Ellen Drive, LLC is responsible for undertaking the necessary due care measures with respect to hazardous substances at the Facility pursuant to Section 20107a(1)(a) through (c) of the NREPA as follows:

- (a) Undertake measures as are necessary to prevent exacerbation² of existing contamination.
- (b) Exercise due care by undertaking response activity necessary to mitigate unacceptable exposure to hazardous substances, mitigate fire and explosion hazards due to hazardous substances, and allow for the intended use of the facility in a manner that protects the public health and safety.
- (c) Take reasonable precautions against the reasonably foreseeable acts or omissions of a third party and the consequences that foreseeably could result from those acts or omissions.

In addition, pursuant to the Part 201 Rules, an owner or operator who is responsible for undertaking due care at a facility is required to do the following:

1. Rule 1003(5) requires an owner or operator to maintain documentation of compliance with Section 20107a and to provide that documentation to the DEQ upon request. Rule 1003(6) provides time frames by which the documentation shall be available. If 110 Ellen Drive, LLC became an owner or operator of the Property before March 11, 1999, 110 Ellen Drive, LLC was required to have

¹ A "person" is defined as an individual, partnership, corporation, association, governmental entity, or other legal entity.

² Section 20101(1)(n) of the NREPA defines "exacerbation" as the occurrence of either of the following caused by an activity undertaken by the person who owns or operates the property, with respect to existing contamination:

- (i) Contamination that has migrated beyond the boundaries of the property which is the source of the release at levels above cleanup specified in Section 20120a(1)(a) of the NREPA unless a criterion is not relevant because exposure is reliably restricted pursuant to Section 20120b.
- (ii) A change in facility conditions that increased response activity costs.

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written documentation of its compliance with Section 20107a by March 11, 2000. If 110 Ellen Drive, LLC became an owner or operator on or after March 11, 1999, 110 Ellen Drive, LLC is required to prepare and maintain this written documentation within eight months of the date of purchase, occupancy, or foreclosure of the property, whichever date was the earliest. Any additional notice required by the December 21, 2002, amendments to the Part 201 Rules shall be made and included in the documentation of compliance no later than nine months after December 21, 2002. The time frame to comply with this requirement does not alter the continuing obligation of 110 Ellen Drive, LLC to be in compliance with Part 201 and its Administrative Rules.

2. If hazardous substances present at the Property may present an unacceptable exposure to utility workers or other persons conducting activities at the Property in an easement under the terms of a utility franchise or pursuant to severed subsurface mineral rights or severed subsurface formations, then pursuant to Rule 1013(6), 110 Ellen Drive, LLC may satisfy its obligation to mitigate unacceptable exposures to the utility workers or other persons by providing written notice by a method that provides proof of delivery of the general nature and extent of contamination and potential unacceptable exposures to all of the following:
 - a. Easement holders of record.
 - b. Utility franchise holders of record.
 - c. The owner or operator of all public utilities that serve the Property.
 - d. Owners or lessees of severed subsurface mineral rights or subsurface formations.
3. Rule 1015(1) requires an owner or operator, who is subject to Section 20107a of the NREPA, to notify the DEQ in writing of the presence of discarded or abandoned containers at the Property that contain a quantity of a hazardous substance which is or may become injurious to the public health, safety, or welfare, or the environment. Except as provided in Rule 1015(2), (3), or (4), the owner or operator shall provide the required notice within 45 days of becoming the owner or operator, or within 45 days after acquiring knowledge of the discarded or abandoned containers, whichever was later.
4. Rule 1017(1) requires an owner or operator, who has reason to believe that a hazardous substance has, is, or is likely to be emanating from the Property and is present beyond the boundaries of the Property that the person owns or operates, to provide notice to the DEQ and to the owner(s) of the affected property. These notices shall also be made if hazardous substances emanating from the owner or operator's property enter surface waters of the state on or adjacent to the property in concentrations that exceed generic Groundwater Surface Water Interface Criteria. Pursuant to Rule 1017(4), if 110 Ellen Drive, LLC acquired knowledge of the migration on or after March 11, 1999, 110 Ellen Drive, LLC is required to report the migration to the DEQ within 45 days after the

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owner or operator has reason to believe that a hazardous substance has migrated, or are likely to have migrated, beyond the property boundary.

5. Rule 1019(1) requires an owner or operator who is obligated to mitigate a fire or explosion hazard under Section 20107a(1)(b) to immediately notify the local fire department of the hazard and take any other steps as are reasonable and prudent under the circumstances to mitigate or eliminate the hazard. If the initial actions do not permanently abate the fire and explosion hazard, then, pursuant to Rule 1019(2), within seven days after notice is provided under subrule (1) of this rule, the owner or operator shall provide written notice to the department. This notice shall include all of the following:
 - a. A description of the conditions that resulted in the fire or explosion hazard.
 - b. The date and time that notice was provided to the local fire department.
 - c. A description of the response provided by the local fire department.
 - d. A description of conditions which remain that may require additional action to mitigate fire or explosion hazards due to hazardous substances at the property.

Please note that notwithstanding the actions by others to address the methane at the property, you should immediately undertake efforts to abate methane at this location. The existing methane alarm system inside the building should be maintained and enhanced as conditions warrant. An effective system to control and remove soil gas methane should be initiated as soon as possible. Long term monitoring of soil gas methane is also required. This should not be construed as a comprehensive list of required actions, nor should methane be considered the only hazardous substance to be addressed.

The Part 201 Rules include other requirements regarding 110 Ellen Drive, LLC's obligations to document and report its compliance with Section 20107a and these rules, as well as the exceptions to these requirements. In addition to the affirmative obligations set forth in Section 20107a of the NREPA and the Part 201 Rules, an owner or operator of a facility who is responsible for an activity causing a release or threat of release, or who did not comply with the requirements for conducting or disclosing the results of a Baseline Environmental Assessment as set forth in Section 20126(1)(c)(i) through (ii) of the NREPA, is liable for the facility³ under Section 20126(1) and is affirmatively obligated under Section 20114 of the NREPA to perform certain emergency and interim response activities and to diligently pursue remediation of the facility to achieve the cleanup criteria specified in Part 201. The DEQ recommends that 110 Ellen Drive, LLC become familiar with Part 201 of the NREPA and the Part 201 Rules and take the necessary actions to comply with any statutory and rule obligations that 110 Ellen Drive, LLC may have. Please refer to the DEQ's website at

³ Section 20101 of the NREPA and the liability provisions of Section 20126 provide for certain exceptions, exemptions, and defenses to liability.

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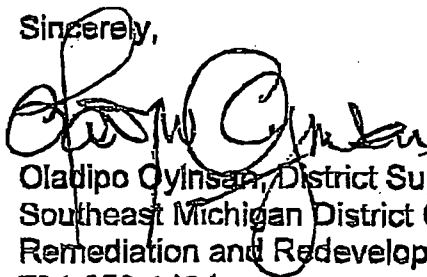
www.michigan.gov/deq; then click on: Land/Land Cleanup/BEAs & Due Care for more information.

Pursuant to Section 20107a(2) of the NREPA, a person who violates Section 20107a(1) is liable for response activity costs and natural resource damages attributable to any exacerbation of existing contamination and for any fines or penalties that may be imposed under Part 201. Section 20137(1)(f) of the NREPA provides for a civil fine of up to \$10,000 for each day of violation of Part 201 of the NREPA and the Part 201 Rules.

Within 14 days of receipt of this Notice Letter, please provide a summary of the actions 110 Ellen Drive, LLC has taken or intends to take at the Facility to address the due care issues referenced in this Notice Letter and to comply with Part 201 of the NREPA and the Part 201 Rules to Mr. Benjamin Mathews, Project Manager, DEQ, Southeast Michigan District Office, Remediation and Redevelopment Division, 38980 Seven Mile Road, Livonia, Michigan 48150. His telephone number is 734-953-1447.

The files used to prepare this notice are located in the DEQ's Southeast Michigan District Office. If a representative of 110 Ellen Drive, LLC wishes to review these files or has questions regarding this Notice Letter, please write to Mr. Mathews at the address listed above.

Sincerely,



Oladipo Oylinsan, District Supervisor
Southeast Michigan District Office
Remediation and Redevelopment Division
734-953-1424

cc: Ms. Beth Gotthelf, Butzel Long
Ms. Patricia McKay, DEQ
Mr. Philip L. Schrantz, DEQ
Ms. Cheryl Wilson, DEQ
Ms. Michelle Bakun, DEQ
Mr. Benjamin Mathews, DEQ



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
SOUTHEAST MICHIGAN DISTRICT OFFICE



STEVEN E. CHESTER
DIRECTOR

March 23, 2004

CERTIFIED MAIL - 7002 1000 0005 6231 3772

Mr. Steve Jacob
140 Ellen Drive, LLC
1 Ajax Drive, Suite 102
Madison Heights, Michigan 48071

Dear Mr. Jacob:

SUBJECT: Notice Letter for the Performance of Due Care Obligations
Former Sanicem Landfill
Lapeer and Bald Mountain Roads, City of Auburn Hills/Orion Township
Oakland County, Michigan
DEQ Site ID No. 63000060

This Notice Letter is to advise 140 Ellen Drive, LLC of conditions that are present at the property located at 140 Ellen Drive, Orion Township, Oakland County, Michigan, property (Property) and that are regulated under Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA).

The Department of Environmental Quality (DEQ) has been conducting an emergency environmental investigation due to conditions present at the former Sanicem Landfill located south of the property located at 140 Ellen Drive. These conditions include, but are not limited to, the presence of methane gas at levels which pose an imminent threat to the public health, safety, welfare and the environment. Drilling performed by the DEQ contractor from March 8 through March 12, 2004 identified waste fill along the southern Property boundary. The waste content of these borings ranged from 25 to 100 percent at depths from 16 to 50 feet. In addition to the waste encountered during the DEQ investigations, additional data has been provided to the DEQ by Fishbeck, Thompson, Carr and Huber, Inc. (FTC&H), Environmental Consultant for Brown Road Group, LLC, the current property owner of the Sanicem Landfill. The data provided by FTC&H also provides evidence of waste present in borings conducted just south of the existing building on the Property.

The DEQ has recently obtained from the Orion Township Building Department public file for this building a copy of the report by Professional Service Industries, Inc. (PSI), dated June 9, 1997, entitled *Report on Preliminary Subsurface Exploration and Foundation Evaluation*. This report describes borings at this property conducted by PSI.

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Information is presented in this report of waste fill at various depths on the property, including sample locations under the building floor. Layers of waste fill are reported buried at 48 feet in depth near the south property boundary, and at 20 feet below the surface under the building.

The investigations and information described above confirm that areas of the Property contained a hazardous substance in concentrations that exceed the requirements of Section 20120a(1)(a) or (17) of the NREPA or the cleanup criteria for unrestricted residential use under Part 213, Leaking Underground Storage Tanks, of the NREPA. Any area of the Property where a hazardous substance, in concentrations that exceed these requirements or criteria, has been released, deposited or disposed of, or otherwise comes to be located; and any other area, place, or property where a hazardous substance, in concentrations that exceed these requirements or criteria, comes to be located as a result of the migration of the hazardous substance from the Property (collectively, the Facility), constitutes a "facility" that is regulated under Part 201.

Pursuant to Section 20107a of the NREPA; Part 10, Compliance with Section 20107a, of the Part 201 Administrative Rules (Part 201 Rules); and other State of Michigan (state) and federal laws, a person¹ who owns or operates property that he or she has knowledge is a facility is required to undertake due care with respect to any hazardous substances at the facility.

The DEQ believes that 140 Ellen Drive, LLC is responsible for undertaking the necessary due care measures with respect to hazardous substances at the Facility pursuant to Section 20107a(1)(a) through (c) of the NREPA as follows:

- (a) Undertake measures as are necessary to prevent exacerbation² of existing contamination.
- (b) Exercise due care by undertaking response activity necessary to mitigate unacceptable exposure to hazardous substances, mitigate fire and explosion hazards due to hazardous substances, and allow for the intended use of the facility in a manner that protects the public health and safety.
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- (i) Contamination that has migrated beyond the boundaries of the property which is the source of the release at levels above cleanup specified in Section 20120a(1)(a) of the NREPA unless a criterion is not relevant because exposure is reliably restricted pursuant to Section 20120b.
- (ii) A change in facility conditions that increased response activity costs.

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In addition, pursuant to the Part 201 Rules, an owner or operator who is responsible for undertaking due care at a facility is required to do the following:

1. Rule 1003(5) requires an owner or operator to maintain documentation of compliance with Section 20107a and to provide that documentation to the DEQ upon request. Rule 1003(6) provides time frames by which the documentation shall be available. If 140 Ellen Drive, LLC became an owner or operator of the Property before March 11, 1999, 140 Ellen Drive, LLC was required to have written documentation of its compliance with Section 20107a by March 11, 2000. If 140 Ellen Drive, LLC became an owner or operator on or after March 11, 1999, 140 Ellen Drive, LLC is required to prepare and maintain this written documentation within eight months of the date of purchase, occupancy, or foreclosure of the property, whichever date was the earliest. Any additional notice required by the December 21, 2002, amendments to the Part 201 Rules shall be made and included in the documentation of compliance no later than nine months after December 21, 2002. The time frame to comply with this requirement does not alter the continuing obligation of 140 Ellen Drive, LLC to be in compliance with Part 201 and its Administrative Rules.
2. If hazardous substances present at the Property may present an unacceptable exposure to utility workers or other persons conducting activities at the Property in an easement under the terms of a utility franchise or pursuant to severed subsurface mineral rights or severed subsurface formations, then pursuant to Rule 1013(6), 140 Ellen Drive, LLC may satisfy its obligation to mitigate unacceptable exposures to the utility workers or other persons by providing written notice by a method that provides proof of delivery of the general nature and extent of contamination and potential unacceptable exposures to all of the following:
 - a. Easement holders of record.
 - b. Utility franchise holders of record.
 - c. The owner or operator of all public utilities that serve the Property.
 - d. Owners or lessees of severed subsurface mineral rights or subsurface formations.
3. Rule 1015(1) requires an owner or operator, who is subject to Section 20107a of the NREPA, to notify the DEQ in writing of the presence of discarded or abandoned containers at the Property that contain a quantity of a hazardous substance which is or may become injurious to the public health, safety, or welfare, or the environment. Except as provided in Rule 1015(2), (3), or (4), the owner or operator shall provide the required notice within 45 days of becoming the owner or operator, or within 45 days after acquiring knowledge of the discarded or abandoned containers, whichever was later.

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4. Rule 1017(1) requires an owner or operator, who has reason to believe that a hazardous substance has, is, or is likely to be emanating from the Property and is present beyond the boundaries of the Property that the person owns or operates, to provide notice to the DEQ and to the owner(s) of the affected property. These notices shall also be made if hazardous substances emanating from the owner or operator's property enter surface waters of the state on or adjacent to the property in concentrations that exceed generic Groundwater Surface Water Interface Criteria. Pursuant to Rule 1017(4), if 140 Ellen Drive, LLC acquired knowledge of the migration on or after March 11, 1999, 140 Ellen Drive, LLC is required to report the migration to the DEQ within 45 days after the owner or operator has reason to believe that a hazardous substance has migrated, or are likely to have migrated, beyond the property boundary.
5. Rule 1019(1) requires an owner or operator who is obligated to mitigate a fire or explosion hazard under Section 20107a(1)(b) to immediately notify the local fire department of the hazard and take any other steps as are reasonable and prudent under the circumstances to mitigate or eliminate the hazard. If the initial actions do not permanently abate the fire and explosion hazard, then, pursuant to Rule 1019(2), within seven days after notice is provided under subrule (1) of this rule, the owner or operator shall provide written notice to the department. This notice shall include all of the following:
 - a. A description of the conditions that resulted in the fire or explosion hazard.
 - b. The date and time that notice was provided to the local fire department.
 - c. A description of the response provided by the local fire department.
 - d. A description of conditions which remain that may require additional action to mitigate fire or explosion hazards due to hazardous substances at the property.

Please note that notwithstanding the actions by others to address the methane at the property, you should immediately undertake efforts to abate methane at this location. The existing methane alarm system inside the building should be maintained, and enhanced as conditions warrant. An effective system to control and remove soil gas methane should be initiated as soon as possible. Long term monitoring of soil gas methane is also required. This should not be construed as a comprehensive list of required actions, nor should methane be considered the only hazardous substance to be addressed.

The Part 201 Rules include other requirements regarding 140 Ellen Drive, LLC's obligations to document and report its compliance with Section 20107a and these rules, as well as the exceptions to these requirements. In addition to the affirmative obligations set forth in Section 20107a of the NREPA and the Part 201 Rules, an owner or operator of a facility who is responsible for an activity causing a release or threat of release, or who did not comply with the requirements for conducting or disclosing the results of a Baseline Environmental Assessment as set forth in Section 20126(1)(c)(i)

Mr. Steve Jacob

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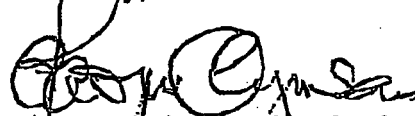
through (ii) of the NREPA, is liable for the facility³ under Section 20126(1) and is affirmatively obligated under Section 20114 of the NREPA to perform certain emergency and interim response activities and to diligently pursue remediation of the facility to achieve the cleanup criteria specified in Part 201. The DEQ recommends that 140 Ellen Drive, LLC become familiar with Part 201 of the NREPA and the Part 201 Rules and take the necessary actions to comply with any statutory and rule obligations that 140 Ellen Drive, LLC may have. Please refer to the DEQ's website at www.michigan.gov/deq; then click on: Land/Land Cleanup/BEAs & Due Care for more information.

Pursuant to Section 20107a(2) of the NREPA, a person who violates Section 20107a(1) is liable for response activity costs and natural resource damages attributable to any exacerbation of existing contamination and for any fines or penalties that may be imposed under Part 201. Section 20137(1)(f) of the NREPA provides for a civil fine of up to \$10,000 for each day of violation of Part 201 of the NREPA and the Part 201 Rules.

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The files used to prepare this notice are located in the DEQ's Southeast Michigan District Office. If a representative of 140 Ellen Drive, LLC wishes to review these files or has questions regarding this Notice Letter, please write to Mr. Mathews at the address listed above.

Sincerely,



Oladipo Oyinsan, District Supervisor
Southeast Michigan District Office
Remediation and Redevelopment Division
734-953-1424

cc: Ms. Beth Gotthelf, Butzel Long
Ms. Patricia McKay, DEQ
Mr. Philip L. Schrantz, DEQ
Ms. Cheryl Wilson, DEQ
Ms. Michelle Bakun, DEQ
Mr. Benjamin Mathews, DEQ

³ Section 20101 of the NREPA and the liability provisions of Section 20126 provide for certain exceptions, exemptions, and defenses to liability.

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressed</p> <p>B. Received by (Printed Name) <input checked="" type="checkbox"/> C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>	
1. Article Addressed to: Mr. Steve Jacob 110 Ellen Drive, LLC 1 Ajax Drive, Suite 102 Madison Heights, Michigan 48071		S. Service Type: <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
2. Article Number (Transfer from service label)		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
7002 1000 0005 6231 3749			
PS Form 3811, August 2001		Domestic Return Receipt 102505-02-01-1540	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressed</p> <p>B. Received by (Printed Name) <input checked="" type="checkbox"/> C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>	
1. Article Addressed to: Mr. Steve Jacob 140 Ellen Drive, LLC 1 Ajax Drive, Suite 102 Madison Heights, Michigan 48071		S. Service Type: <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
2. Article Number (Transfer from service label)		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
7002 1000 0005 6231 3772			
PS Form 3811, August 2001		Domestic Return Receipt 102505-02-01-1540	